

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIAMI GARDENS PARK, LLC

This Department has no objections to this application.

This land requires re-platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required will be accomplished thru the recording of a plat.

A re-plat is required to remove a 10 foot utility easement along the western boundary of the property where the 4 buildings are proposed.

Additional improvements may be required at time of permitting/platting.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 117 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-1233	Miami Gardens Dr. e/o NW 57 Ave.	B	B
F-2516	Miami Gardens Dr. w/o NW 57 Ave.	E	E
F-1190	NW 57 Ave. s/o NW 173 Dr.	E	E
F-2514	NW 57 Ave. n/o NW 183 St.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

27-SEP-12

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